

# 46 Elderberry Road, Pentrebane, Cardiff, CF5 3RH



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£279,000**



Semi-Detached Property

3

1

2

1

# Property Description

**\*\* THREE BEDROOM DETACHED FAMILY HOME \*\* BEAUTIFULLY PRESENTED THROUGHOUT\*\*** A fully renovated family home in the sought after location. Entrance hallway, leading to a modern kitchen, WC, spacious open plan living and dining area. To the first floor are three bedrooms and a family bathroom. Gas central heating. Low maintenance rear garden and driveway to front with parking for three vehicles. EPC rating : C

**Tenure Freehold**

**Council Tax Band D**

**Floor Area Approx 1,215 sq.ft.**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is situated in the popular suburb of Fairwater with a variety of local amenities and public houses. There are regular bus and train services and the property is within easy commuting distance of Cardiff City Centre. There are schools at all levels and easy access to the M4 motorway.

## ENTRANCE HALLWAY

10' 10" x 6' 9" (3.32m x 2.07m)

Entered via a composite door, a spacious light hallway with high ceiling. Built in under stairs storage, tiled flooring, vertical modern radiator, uPVC window to side. Door leading to kitchen. Stairs leading to landing area.

## LIVINGROOM/DINING ROOM

26' 8" x 12' 9" (8.13m x 3.91m)

Spacious family living/dining area with media wall and feature electric fire place. Two radiators. Window to front. Large swing and slide doors opening into the rear garden on to a stone patio area.

## KITCHEN

15' 8" (max) x 15' 1" (max) (4.78m x 4.61m)

White high gloss units along three sides, grey quartz worktops and splashbacks. Stainless steel bowl sink with drainer and chrome hose tap, Bosch

integrated microwave/grill, integrated oven, integrated dishwasher, large island with four ring gas hob, recessed extractor fan, space for fridge freezer, washing machine and dryer. Tall storage cupboard, vertical radiator and tiled flooring. uPVC door to front. uPVC door to back. Door leading to cloakroom.

## CLOAKROOM

4' 5" x 2' 4" (1.37m x 0.72m)

White, low level WC and wash hand basin with vanity. Extractor fan. uPVC obscured glass window to front.

## FIRST FLOOR

### LANDING

Entered via a full turning staircase, with glass balustrade, leading to a spacious landing area. uPVC double glazed window to side. Radiator. Access to attic space. Doors leading to all rooms.

### BEDROOM ONE

10' 10" x 9' 1" (to fitted wardrobes) (3.32m x 2.78m)

A good sized bedroom with modern sliding door built in wardrobes. Large uPVC double glazed window to front. Radiator.

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## BEDROOM TWO

11' 11" x 11' 1"(max) (3.64m x 3.39m)

A second double bedroom, modern sliding door built in wardrobes housing combi boiler. Radiator. uPVC double glazed window overlooking the enclosed rear garden.

## BEDROOM THREE

8' 10" x 8' 4" (2.71m x 2.56m)

Window to rear overlooking the garden, radiator.

## FAMILY BATHROOM

6' 5" x 5' 7" (1.98m x 1.71m)

Obscured glass sliding door; Modern white suite with low level WC, wash hand basin with chrome tap, built in vanity/storage, curved bath with chrome mixer tap, dual headed chrome gas shower, curved glass screen, tiled splashbacks, tiled flooring. Modern heated towel rail, extractor fan, uPVC obscured glass window to side.

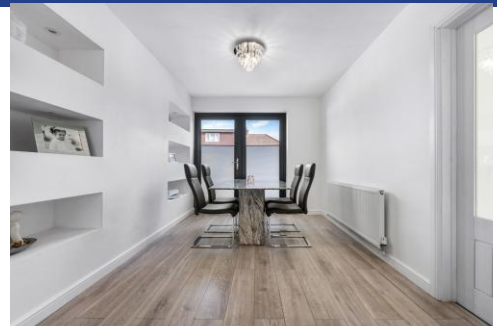
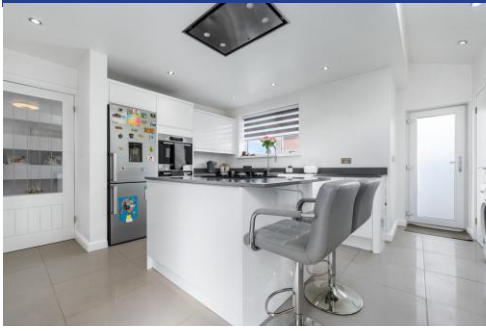
## REAR GARDEN

A beautiful, low maintenance, good sized rear garden. Stone patio area and astro turf. Wooden fence, boundaries. Wooden seating area with tiled front. Two outside taps, one cold water and separate hot water tap. External power sockets. Outer building ideal for a home office. With electric power points, underfloor heating and WiFi. uPVC French doors to front.

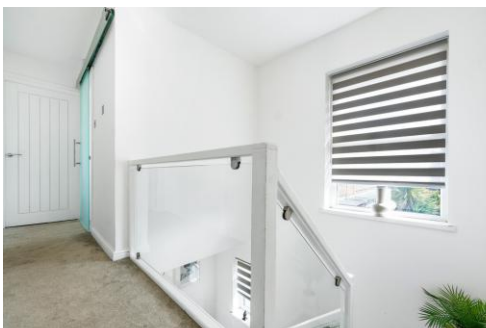
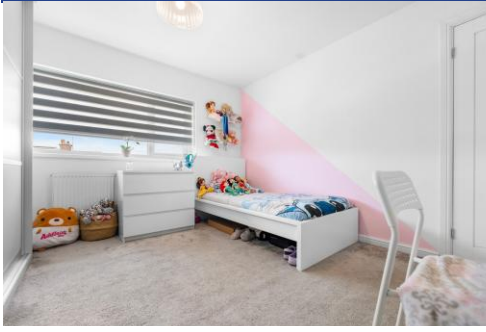
## FRONT

Driveway with parking for three cars, tarmac with stone boarder. Outside tap.

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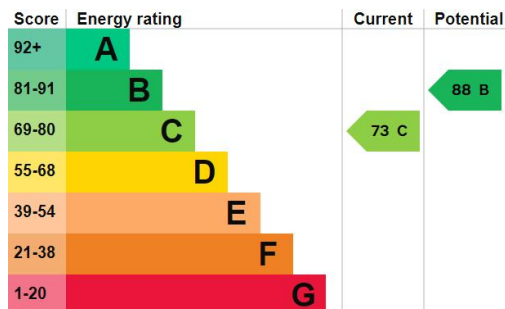
GROUND FLOOR  
666 sq.ft. (61.9 sq.m.) approx.

1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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